

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
March 24, 2014

NO. A-7977 (46th WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9450

Common Address: 941 West Lawrence Ave
Applicant: Alderman James Cappleman
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-5 Community Shopping District

NO. A-7983 (40th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-951

Common Address: 5554-5565 North Lincoln Ave
Applicant: Alderman Patrick J O'Connor
Change Request: B3-2 Community Shopping District to B1-2 Neighborhood Shopping District

NO. A-7984 (3rd WARD) ORDINANCE REFERRED (2-27-14)
DOCUMENT #

Common Address: 4507-09 S Indiana Avenue
Applicant: Alderman Pat Dowell
Change Request: B2-2 Neighborhood Mixed Use District to RM-5 Multi Unit District

NO. 17537 (43rd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4974

PASS AS REVISED

Common Address: 2301-2377 North Lincoln Ave; 2316-2356 North Lincoln Ave; 2366-2376 North Lincoln Ave; 2337-2353 N Halsted Street; 701-756 W Fullerton Ave; 2304-2420 N Orchard
Applicant: McCaffery Interests Inc. (Daniel T McCaffery)
Owner: Ann & Robert H Lurie Children's Hospital
Attorney: John George
Change Request: RM-5 Multi Unit District, B3-3 Community Shopping District and Institutional Planned Development No. 158 to a B3-5 Community Shopping District and then to Residential Business Planned Development No. 158, as amended
Purpose: Please see planned development statements for details

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NO. 17936 (41st WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-828

Common Address: 5472 North Harlem Ave

Applicant: Wendy's International (See application for list of LLC members)

Owner: Chicago Title Land Trust Company as Trustee # 10-319-74-09

Attorney: Donna Pugh

Change Request: R53 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District to B3-1 Community Shopping District

Purpose: the property will be used for a 2907sq.ft. one story Wendy's Restaurant, replacing the existing one.

NO. 17922-T1 (39th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-46

PASS AS REVISED

Common Address: 5825 N Tripp Ave

Applicant: Chicago Food Corp (Ki Jong and Sung Hong)

Owner: Ki Hong and Sung Hong

Attorney: John George

Change Request: M2-1 Light Industry District to C3-2 Commercial, Manufacturing and Employment District

Purpose: Food Warehouse and distribution facility consisting of approximately 68,000 sf of office , warehouse and retail sales space with 115 parking spaces.

NO. 17923 (33rd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-814

Common Address: 4742-44 North Kimball Avenue

Applicant: Syung Ja Han

Owner: Syung Ja Han

Attorney: Thomas Murphy

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: 4744 commercial space aprox.950 sq.ft will continue use as a Tavern. No dwell, units, no pkg,1-story 12' high building, adjacent commercial space 4742 approx, 950 sq.ft. Is an existing restaurant, no changes to be made. No changes in bldg height

NO. 17938-T1 (33rd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # Q2014-830

Common Address: 4952-58 N St. Louis Ave

Applicant: Carina Holdings LLC (See application for list of LLC members)

Owner: Carina Holdings LLC (See application for list of LLC members)

Attorney: Thomas Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-S.5 Residential Multi-Unit District

Purpose: Existing multi dwelling unit 3 story residential brick building with basement, with a total building height of 42'-10" no change, no commercial space, two car garage in the rear. Applicant is seeking to renovate the flooded basement which he is intending to use as a 14th residential dwelling unit that does not comply to the zoning code minimum lot area, and will be adding an exterior space parking pad.

NO. 17927-T1 (32nd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # Q2014-819

Common Address: 2237-43 West Wellington Ave

Applicant: AAD Associates inc (See application for list of LLC members)

Owner: AAD Associates inc (See application for list of LLC members)

Attorney: William J.P. Banks, of Schaln, Burney, Banks & Kenny

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

Purpose: 2 single family homes with an approximate height of 26'7" and approximately 2,600 square footage per home

NO. 17933-T1 (29th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # Q2014-825

Common Address: 6966 West North Ave

Applicant: GMS Sparacino Inc. (Mark, Stefanie, and Gianna Sparacino)

Owner: GMS Sparacino Inc. (Mark, Stefanie, and Gianna Sparacino)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RS-1 Residential Single-Unit (Detached House) to B3-1 Community Shopping District

Purpose: To establish a restaurant within the existing one story commercial building. Approximate 2,900 sq.ft. of commercial space; no existing parking; existing one story; no change

NO. 17925-T1 (27th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # Q2014-816

Common Address: 934 N Larrabee

Applicant: Larrabee Partners LLC (See application for list of LLC members)

Owner: Larrabee Partners LLC (See application for list of LLC members)

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-5 Community Shopping District

Purpose: The Applicant is seeking to amend the zoning at the subject property in order to develop the now vacant lot with a new four-story mixed-use building. The proposed building will be masonry in construction. The proposed building will contain a 2,156 sq. ft. (approx.) retail space and 23 parking spaces at grade, and 27 residential units above. The proposed building will be 60' in height.

NO. 17906 (17th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # Q2014-30

Common Address: 6900 South Campbell Ave

Applicant: Kusmirek Remodeling Inc. (Boguslaw Szaflarski)

Owner: Kusmirek Remodeling Inc. (Boguslaw Szaflarski)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: The existing one story building to remain and convert a former store front into a dwelling unit. For a total of 2 DU in the building; existing parking (2 spaces) (no commercial)

NO. 17934 (11th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # Q2014-826

Common Address: 804-06 West 27th Street

Applicant: William Barbaro

Owner: William Barbaro

Attorney: Rolando Acosta

Change Request: C1-2 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

Purpose: Construction of one, two-story, single-family home and two parking spaces on each lot of record, for a total of two single family homes and four parking spaces.

NO. 17928 (6th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-820

Common Address: 551-53 E 79th Street

Applicant: Drop In Lounge, LLC (Barbara Godfrey)

Owner: Fahed Sweilem

Attorney: Thomas Murphy

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: Tavern in existing 1 story, no dwelling units, no pkg, 800sf, 13'high bldg 551 E.79th, existing phone store SS1, exist. restaurant SS3 will remain, using the remaining approx 3200 sf

NO. 17942 (3rd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-834

Common Address: 2013-2017 S Prairie Ave

Applicant: Metropolitan Pier and Exposition Authority

Owner: Oscar Tatosian

Attorney: Neal and Leroy LLC

Change Request: DX-S Downtown Mixed-Use District to DR-3 Downtown Residential District

Purpose: The property will consist of two zoning lots with two single family detached houses with accessory garages.

NO. 17943 (3rd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-835

PASS AS REVISED

Common Address: 2138 S Indiana Ave

Applicant: 2138 S Indiana LLC

Owner: (See application for list of Owners)

Attorney: Neal and Leroy LLC

Change Request: Residential Business Planned Development No. 681, as amended to Residential Business Planned Development No. 681, as amended

Purpose: The Applicant proposes to technically amend Planned Development No. 681 to allow for parking to be used by persons other than tenants

NO. 17880 (2nd WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8394

PASS AS REVISED

Common Address: 141-173 W Oak Street; 940-948 North LaSalle Street; 931-951 N Wells St

Applicant: Moody Bible Institute

Owner: Moody Bible Institute

Attorney: John George of Schuyler, Roche & Crisham

Change Request: Planned Development No. 156 to Planned Development No. 156, as amended

Purpose: Technical amendment to allow student housing as a specifically permitted use

NO. 17854 (2nd WARD) ORDINANCE REFERRED (10-16-13)
DOCUMENT # O2013-7552

PASS AS REVISED

Common Address: 1600-1626 North Milwaukee

Applicant: 1616-1624 North Milwaukee Ventures LLC (See application for list of LLC members)

Owner: 1600 North Milwaukee Ventures LLC

Attorney: Ed Kus

Change Request: B3-2 Community Shopping District, and M1-2 Limited Manufacturing/ Business Park District to a Business Planned Development

Purpose: The redevelopment will include a complete restoration and adaptive reuse of the existing buildings to accommodate 120 hotel keys; new retail; and new restaurants. There will be about 14,450 SF of retail/restaurant space with 10 parking spaces on-site.

NO. 17930 (2nd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-822

Common Address: 1421-1425 West Fullerton Ave

Applicant: Oxford 1 LLC (John Livaditis)

Owner: Oxford 1 LLC (John Livaditis)

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-5 Community Shopping District and B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant proposes an adaptive re-use of the landmarked Fullerton State Bank building. The proposal is to convert the building to residential use, with a total of 8 dwelling units and no commercial space. There will be one unit with 4 bedrooms, five units with 3 bedrooms, and two units with 2 bedrooms. The total area of the proposed building is 16,206 square feet, and the proposed building height is 52'0". There will be a total of 9 parking spaces provided onsite, with one of the spaces designated for disabled parking. Applicant will apply for a variation if the zoning amendment passes.

NO. 17926 (1st WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-818

SUBSTITUTED AS TYPE 1 APPLICATION

Common Address: 1400 N Campbell

Applicant: Demetrios Pullos

Owner: Demetrios Pullos

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant intends to construct a three (3) story residential building. The proposed building will contain three (3) dwelling units. The proposed lower dwelling unit will be a three (3) bedroom duplex unit that spans the basement and first floors. The upper two units will both be two (2) bedroom units. The applicant will provide three (3) onsite parking spaces at the rear of the property. The total square footage of the proposed building is 3790.99 square feet, and the proposed height is 37 feet 10 inches.

LARGE SIGNS OVER 100 FEET IN DIAMETER, 24 FEET ABOVE GRADE

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
<u>Or2014-87</u>	<u>21</u>	<u>8127 S Ashland Ave</u>	<u>City Wide</u>
<u>Or2014-121</u>	<u>25</u>	<u>2558 S Damen</u>	<u>Signco. Inc</u>
<u>Or2014-88</u>	<u>32</u>	<u>2112 N Ashland Ave</u>	<u>Doyle Signs Inc</u>
<u>Or2014-86</u>	<u>32</u>	<u>3122 N Ashland Ave</u>	<u>Signco. Inc</u>
<u>Or2014-84</u>	<u>33</u>	<u>2950 N Western Ave</u>	<u>Omega Sign & Lighting</u>
<u>Or2014-119</u>	<u>33</u>	<u>2950 N Western Ave</u>	<u>Omega Sign & Lighting</u>
<u>Or2014-120</u>	<u>33</u>	<u>2950 N Western Ave</u>	<u>Omega Sign & Lighting</u>
<u>Or2014-92</u>	<u>40</u>	<u>5223 N Lincoln Ave</u>	<u>Olympic Signs, Inc</u>
<u>Or2014-90</u>	<u>40</u>	<u>5223 N Lincoln Ave</u>	<u>Olympic Signs, Inc</u>
<u>Or2014-81</u>	<u>44</u>	<u>3219 N Clark St</u>	<u>Lincoln Services</u>

DEMOLITIONS

DOC# Or2014-79 (43rd WARD) ORDINANCE REFERRED (3-5-14)

Demolition of historical landmark building at 849 W Armitage Ave (front building)

DOC# Or2014-80 (43rd WARD) ORDINANCE REFERRED (3-5-14)

Demolition of historical landmark building at 849 W Armitage Ave (rear building)

LANDMARK DESIGNATIONS

DOC# O2014-1422 (43rd WARD) ORDINANCE REFERRED (3-5-14)

Designation of the (former) James Mulligan Public School, 1855-1863 N Sheffield Ave as a Chicago Landmark